

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 055-15 113 LA PLATA MODIFICATIONS SEPTEMBER 30, 2015

APPLICATION OF TOM JACOBS, ARCHITECT FOR BRUCE AND DONNA MCABERY, 113 LA PLATA, APN 045-201-014, E-3/SD-3 ONE FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 5 DU/ACRE) (MST2015-00351)

The 5,553 square-foot site is currently developed with 1,095 square foot single family residence and an attached 200 square foot one car garage in the non-appealable jurisdiction of the Coastal Zone. The proposed project involves the demolition of the existing residence and construction of a new 2,186 square foot, two-story residence with an attached 200 square foot, one-car garage and one uncovered parking space. The project includes an 86 square foot upper level deck, new driveway and relocated curb cut, landscaping, and fencing.

The discretionary applications required for this project are:

- 1. <u>Parking Modification</u> to allow one covered and one uncovered parking space (SBMC §28.90.100.G); and
- 2. <u>Interior Setback Modification</u> to allow one uncovered parking space to encroach 3' within the 6' interior setback (SBMC §28.18.060 and SBMC § 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303 and 15305 (New Construction and Minor Alterations in Land Use Limitations).

WHEREAS, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

**WHEREAS**, no one appeared to speak either in favor or in opposition of the application thereto, and the following exhibits were presented for the record:

- 1. Staff Report with Attachments, September 24, 2015.
- 2. Site Plans

**NOW, THEREFORE BE IT RESOLVED** that the City Staff Hearing Officer denied the <u>Parking Modification</u> and <u>Interior Setback Modification</u> without prejudice making the finding and determination that there is a reasonable design solution which would avoid the necessity of the Modifications and that there are no site constraints that constitute an unreasonable hardship to justify approval of the requested Modifications.

This motion was passed and adopted on the 30<sup>th</sup> day of September, 2015 by the Staff Hearing Officer of the City of Santa Barbara.

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I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Staff Hearing Officer at its meeting of the above date.

Kathleen Goo, Staff Hearing Officer Secretary

Date

## PLEASE BE ADVISED:

1. This action of the Staff Hearing Officer can be appealed to the Planning Commission or the City Council within ten (10) days after the date the action was taken by the Staff Hearing Officer.